

046.A

0004

0004.0

Map

Block

Lot

1 of 1

Residential

CARD ARLINGTON

Total Card / Total Parcel

486,200 /

486,200

486,200 /

486,200

486,200 /

486,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		FRANKLIN ST, ARLINGTON

OWNERSHIP	Unit #:	1
Owner 1: HARDER SPRUILL &		
Owner 2: BENEDICT THOMAS J		
Owner 3:		

Street 1: 100 FRANKLIN STREET #1	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

PREVIOUS OWNER	
Owner 1: FAWCETT MARK -	
Owner 2: -	
Street 1: 100 FRANKLIN STREET #1	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02474	Type:

NARRATIVE DESCRIPTION	
This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1930, having primarily Wood Shingle Exterior and 2000 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrooms.	

OTHER ASSESSMENTS	
Code	Descrip/No
	Amount
	Com. Int

PROPERTY FACTORS	
Item	Code
Z	R2
o	TWO FAMIL
n	water
	Sewer
	Electri
Census:	Exempt
Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact
102	Condo
	No of Units
	Depth / PriceUnits
	Unit Type
	Land Type
	LT Factor

Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo	0	Sq. Ft.	Site	0	0.	0.00	7145											

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	482,900	3,300		486,200		
							200225
							GIS Ref
							GIS Ref
							Insp Date
							07/12/18

Total Card	0.000	482,900	3,300	486,200	Entered Lot Size
Total Parcel	0.000	482,900	3,300	486,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	243.10	/Parcel: 243.1

Land Unit Type:

Parcel ID	046.A-0004-0004.0
-----------	-------------------

!3936!

USER DEFINED

Prior Id #1: 200225

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

Prior Id #1:

Prior Id #2:

Prior Id #3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

SALES INFORMATION**TAX DISTRICT****PAT ACCT.**

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FAWCETT MARK,	62324-43		7/26/2013		449,000	No	No		
PACE JOHN & NIC	42585-455		4/23/2004		385,000	No	No		
PONTE JOHN	29300-533		10/30/1998		195,325	No	No	Y	

BUILDING PERMITS	
Date	Number
6/26/2002	480
3/20/2002	199

ACTIVITY INFORMATION	
Date	Result
7/12/2018	Measured
10/24/2000	Hearing N/C
5/6/2000	

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102

Condo

Prime NB Desc: CONDO

Total:

Spl Credit

Total:

2021

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro



